Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	301/12 Powlett Street, Heidelberg Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $500,000 & $550,000

Median sale price

Median price $635,000 Property Type Unit Suburb Heidelberg

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	111/264 Waterdale Rd IVANHOE 3079	$500,000	04/06/2024
2	8/58 Myrtle St IVANHOE 3079	$530,000	23/05/2024
3	7/12 Stradbroke Av HEIDELBERG 3084	$525,500	14/05/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/10/2024 10:53

301/12 Powlett Street, Heidelberg Vic 3084

Nelson Alexander



- -

Property Type:
Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
June quarter 2024: $635,000

Comparable Properties



111/264 Waterdale Rd IVANHOE 3079 (REI)

2 1 1

Agent Comments

Price: $500,000
Method: Private Sale
Date: 04/06/2024
Property Type: Apartment



8/58 Myrtle St IVANHOE 3079 (VG)

2 - -

Agent Comments

Price: $530,000
Method: Sale
Date: 23/05/2024
Property Type: Strata Flat - Single OYO Flat



7/12 Stradbroke Av HEIDELBERG 3084 (REI/VG)

2 1 1

Agent Comments

Price: $525,500
Method: Private Sale
Date: 14/05/2024
Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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